

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
to rezone an area to CD-1**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-720 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio - Class A, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Museum or Archives, and Theatre;
- (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, School – Elementary or Secondary, School – University or College and Social Service Centre;
- (d) Office Uses;
- (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Public Bike Share, Secondhand Store and Retail Store;
- (f) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or

Photography Studio, Print Shop, Restaurant, School - Arts or Self-Improvement, School - Business, and School - Vocational or Trade; and

- (g) Accessory Use customarily ancillary to any use permitted by this section 2.2, unless the accessory use is permitted as an outright approval use:
 - (i) the total floor area of all accessory uses must not exceed 25% of the gross floor area of the principle use, and
 - (ii) all accessory uses must be wholly contained within the principle building.

Conditions of use

3.1 The design and layout of at least 25% of the dwelling units located from the third storey and higher must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms; and
- (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".

3.2 Permitted uses must be wholly contained within a totally enclosed building, except for:

- (a) display of flowers, plants, fruits, and vegetables;
- (b) restaurant;
- (c) neighbourhood public house;
- (d) farmers' market; and
- (e) Public Bike Share.

3.3 Notwithstanding section 3.2, if the Director of Planning first considers all applicable Council policies and guidelines, the Director of Planning may permit the outdoor display of retail goods, subject to such conditions as the Director of Planning deems necessary, having regard to:

- (a) the type of merchandise;
- (b) the size of the display;
- (c) the location of the display;
- (d) the hours of operation of the display; and
- (e) the impact of the display on adjoining sites.

3.4 Permitted uses under section 2.2 must not include bulk storage of vegetable oil or fat, fish, fish oil or meal, scrap, junk, chemicals, paints, varnishes, rags, cotton waste, petroleum, bitumen or tar products or derivatives, or similar flammable products or materials.

Density

4.1 Computation of floor space ratio must assume that the site consists of 1,698.0 sq. m being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses combined must not exceed 7.04.

4.3 The floor space ratio for all ground-floor commercial uses, excluding circulation area such as the passageway, may not exceed 0.6.

4.4 The maximum floor area for any single commercial use may not exceed 446.0 sq. m.

4.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.6 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.

4.7 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 sq. m;
- (b) unenclosed outdoor areas underneath tower building overhangs, provided they are at grade level, except that they must remain unenclosed for the life of the building; and
- (c) covered indoor space above the entrance atrium facing Columbia Street, from the second storey and higher, provided that the space remains open and unoccupied by any habitable structure for the life of the building.

4.8 The use of floor area excluded under section 4.6 or 4.7 must not include any use other than that which justified the exclusion.

Building height

5. The building height, measured above base surface, must not exceed 36.0 m, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver View Protection Guidelines.

Horizontal angle of daylight

6.1 Each habitable room must have at least one window on an exterior wall of a building.

6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 (___).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

Severability

8. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

Force and effect

9. This By-law is to come into force and take effect on the date of its enactment.

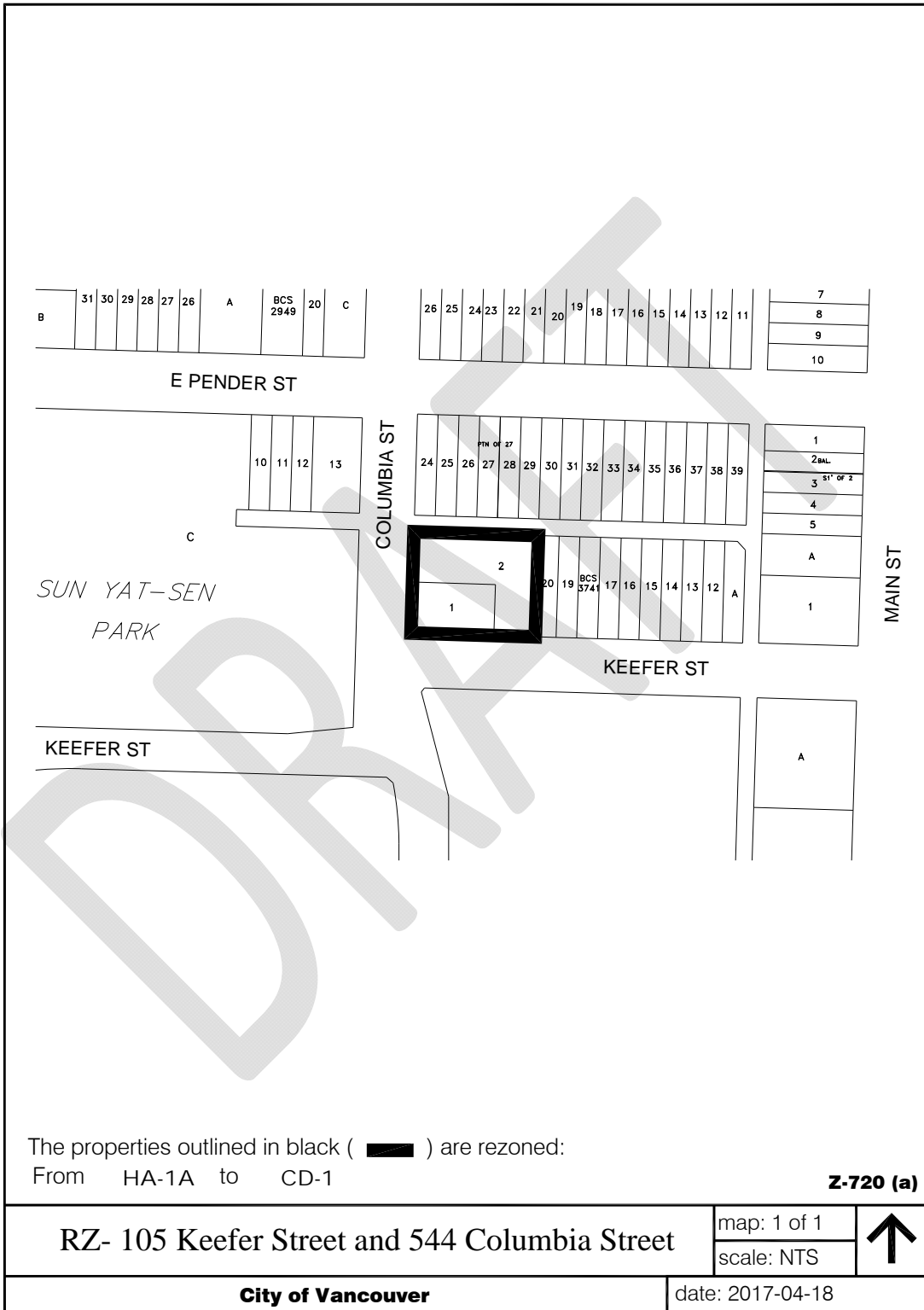
ENACTED by Council this day of , 2017


Mayor

City Clerk

Schedule A Map

Schedule A



The properties outlined in black () are rezoned:
From HA-1A to CD-1

Z-720 (a)

RZ- 105 Keefers Street and 544 Columbia Street

map: 1 of 1

scale: NTS



City of Vancouver

date: 2017-04-18